



**MONTGOMERY COUNTY PLANNING DEPARTMENT**  
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Item #  
MCPB 11-30-06

**MEMORANDUM**

**DATE:** November 17, 2006  
**TO:** Montgomery County Planning Board  
**VIA:** Rose Krasnow, Chief *RK*  
Michael Ma, Supervisor *Ma*  
Development Review Division  
**FROM:** Robert A. Kronenberg *RK*  
Planning Department Staff  
(301) 495-2187



**PROJECT NAME:** Fairfield Costco at Germantown  
**CASE #:** 92002002A  
**REVIEW TYPE:** Project Plan

**ZONE:** RMX-2  
**APPLYING FOR:** Approval of 205,922 square feet of commercial retail development on 26.40 gross acres  
**LOCATION:** Southwest quadrant of the intersection with Wisteria Drive and Waters Road

**MASTER PLAN:** Germantown Master Plan  
**REVIEW BASIS:** Division. 59-D-2.11 of the Montgomery County. Zoning Ordinance requires submission of a Project Plan as part of the application for the use of the Optional Method of Development for an RMX zoned property.

**APPLICANT:** Costco Wholesale  
**FILING DATE:** September 5, 2006  
**HEARING DATE:** November 30, 2006

The applicant filed the subject Project Plan application for Fairfield Costco at Germantown on September 5, 2006. The Applicant requested an extension in order to file a preliminary plan that will assist in addressing issues common to both plan reviews. Section D-2.2 of the Zoning Ordinance provides that the Planning Board shall hold a public hearing no later than 90 days after the filing of a project plan. The Planning Board, however, can extend this time period. The extension is needed for additional review and approval by the regulatory agencies.

Staff recommends extension of the review period to allow for a concurrent review of the Project Plan and the Preliminary Plan, that is expected to be filed by the end of year.

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October 31, 2006

Mr. Robert Kronenberg  
Development Review Division  
Maryland-National Capital Park & Planning Commission  
8787 Georgia Avenue  
Silver Spring, MD 20910-3760

Re: Fairfield at Germantown – Costco; Project Plan Amendment No. 92002002A

Dear Robert:

The purpose of this letter is to request that the time for consideration of the above-captioned project plan under Section 59-D-2.2 of the Zoning Ordinance be extended. The project plan is currently scheduled to be heard by the Planning Board on November 30, 2006. The reason for this request is to allow the preliminary plan (that we expect to file by the end of the year) and the project plan to be heard by the Planning Board at the same time. There are several issues common to both plans and it would be in the interests of administrative economy for the applications to be heard together.

Please contact me if you have any questions regarding this request. Thank you.

Very truly yours,

HOLLAND & KNIGHT LLP



Susan M. Reutershan

cc: Mr. Rusty Collins

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